IN RE: PETITION FOR SPECIAL HEARING NE/Corner Cromwell Bridge Road * ZONING COMMISSIONER and Loch Raven Drive (2260 Cromwell Bridge Road) * OF BALTIMORE COUNTY 9th Election District 6th Councilmanic District * Case No. 91-256-SPH Ronald Sanders Petitioner * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve the nonconforming use of commercial parking in a residential zone in accordance with Petitioner's Exhibit 1.

The Petitioner appeared, testified and was represented by William T. Russell, Jr., Esquire. Also appearing on behalf of the Petition were Dr. and Mrs. Paul H. Hardy, and J. Ralph Bridges. There were no Protes-

Testimony indicated that the subject property, known as 2260 Cromwell Bridge Road, consists of 2.113 acres more or less zoned B.L. and is the site of the Sanders' Corner restaurant and carry-out. Petitioner is desirous of expanding the dining area of the restaurant and utilizing an existing parking area across from the subject site to provide the required additional parking spaces. Testimony indicated that in order to use the subject parking area for the required parking, Petitioner must establish its nonconforming use.

Dr. Paul Hardy testified that he has lived approximately two miles from the subject site since 1950. He testified of his personal recollection of the subject parking lot being used as such since 1950. Dr. Hardy indicated that originally, the lot had a stone and gravel surface and within the last several years, had been covered with macadam.

Mrs. Hardy concurred with her husband's testimony and testified that she had personally parked on the lot in question for many years.

Ralph Bridges appeared and testified on behalf of the subject Petition and indicated that he has personal recollection of the subject parking lot dating back to the 1920s. Mr. Bridges indicated that originally the lot had no specific "definition", that it has always been approximately the same size as it is exists today.

Additionally, Petitioner submitted the signed affidavit of William R. Winneberger who, between the years of 1943 and 1986, was employed by Baltimore City at its Loch Raven Watershed office located on Loch Raven Drive. Mr. Winneberger asserts in said affidavit that "the area comprising the parking lot adjacent to the store has not increased, decreased, or changed in any way during this period with the exception that it has been resurfaced and lined."

Correspondence dated November 29, 1990 from the Maryland Department of Transportation, State Highway Administration and attached exhibit indicated that said Department requested plan revisions which included the removal of the two parking spaces immediately in front of the subject restaurant and the construction of concrete curb and gutter on Cromwell Bridge Road as indicated on Petitioner's Exhibit 1. As the testimony and evidence presented in this matter clearly established a legal nonconforming use of the subject property, the Zoning Commissioner has no authority to order the Petitioner to make such deletions and improvements.

Zoning came officially to Baltimore County on January 2, 1945, when, pursuant to previous authorization by the General Assembly, the County Commissioners adopted a comprehensive set of zoning regulations.

The Commissioners were first authorized to adopt comprehensive planning and zoning regulations in 1939 (Laws of Maryland, 1939, ch. 715). At the next biennial session of the General Assembly, this authorization was repealed, and a new authorization was enacted (Laws of Md., 1941, ch. 247). Before any such regulations were issued, the Legislature authorized the Commissioners to make special exceptions to the regulations (Laws of Md., 1943, ch. 877). The first regulations were adopted and took effect on January 2, 1945. See Kahl v. Cons. Gas Elec. Light. and Pwr. Co., 191 Md. 249, 254, 60 A.2d 754 (1948); Calhoun v. County Board of Appeals, 262 Md. 265, 277 A.2d 589 (1971).

Section II of those regulations created seven zones, four being residential, one commercial, and two industrial. See McKemy v. Baltimore County, Md., 39 Md. App. 257, 385 A.2d 96 (1978).

Those original regulations provided for nonconforming uses. The statute read as follows:

> "A lawful nonconforming use existing on the effective date of the adoption of these regulations may continue, provided, however, upon any change from such nonconforming use to a conforming use, or any attempt to change from such nonconforming use to a different nonconforming use or any discontinuance of such nonconforming use for a period of one year, or in case a nonconforming structure shall be damaged by fire or otherwise to the extent of seventy-five (75%) percent of its value, the right to continue to resume such nonconforming use shall terminate, provided, however, that any such lawful nonconforming use may be extended or enlarged to an extent not more than once again the area of the land used in the original nonconforming use." Section XI, 1945, B.C.Z.R.

Baltimore County adopted a new set of comprehensive zoning regulations on March 30, 1955. The issue of nonconforming uses are dealt with in Section 104 of those regulations. The Section then read:

> "104.1 - A lawful nonconforming use existing on the effective date of the adoption of these regulations

may continue; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the extent of seventy-five (75%) percent of its replacement cost at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel or land shall hereafter be extended more than 25% of the ground floor area of buildings so used."

Section 104.1 was changed to its current language on March 15, 1976 by Bill No. 18-76. The current effective regulation reads as follows:

> "A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these Regulations; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the extent of seventy-five (75%) percent of its replacement cost at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel of land shall hereafter be extended more than 25% of the ground floor area of buildings so used (B.C.Z.R., 1955; Bill No. 18, 1976)."

On August 4, 1980, the current language found in Section 104.2

exception upon the general nonconforming rule for Special Exception office buildings. The second reads as follows:

was added to the B.C.Z.R. by Bill No. 167-80. This regulation placed an

"Exception. Any contrary provision of these regulations notwithstanding, an office building that was authorized by grant of a special exception and that becomes damaged to any extent or destroyed by casualty may be fully restored in accordance with the terms of

the special exception (Bill No. 167, 1980)."

As with all non-conforming use cases, the first task is to deter-

mine what lawful non-conforming use existed on the subject property prior

PETITION FOR SPECIAL HEARING

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s):

(Type or Print Name)

I/We do solemnly declare and affirm

DATE 12-129

3-17-2775

under the penalties of perjury, that I/we are the legal owner(s) of the property

BALTU-MD.21212

Name, address and phone number of legal owner, con-

tract purchaser or representative to be contacted

which is the subject of this Petition.

Konald Jagdess

Property is to be posted and advertised as prescribed by Zoning Regulations

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

the nonconforming use of commercial parking in a residential zone.

Again, there was no evidence indicating that any such change or to January 2, 1945, the effective date of the adoption of the Zoning Regulations and the controlling date for the beginning of zoning. Mr. Bridges' of the relief requested. testimony was clear that he has personal recollection of the subject park-

The second principle to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the subject property. A determination must be made as to whether or not the change is a different use, and therefore, breaks the continued nature of the non-conforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered non-conforming. See McKemy v. Baltimore County, Md., 39 Md. App.257, 385 A2d. 96 (1978). The use of the parking lot has not changed, only the materials used to surface the lot have changed from stone and gravel to macadam.

ing lot dating back to the 1920s.

When the claimed non-conforming use has changed, or expanded, then the Zoning Commissioner must determine whether or not the current use represents a permissible intensification of the original use or an actual change from the prior legal use. In order to decide whether or not the current activity is within the scope of the non-conforming use, the Zoning Commissioner should consider the following factors:

"(a) To what extent does the current use of these lots reflect the nature and purpose of the original non-conforming use;

(b) Is the current use merely a different manner of utilizing the original non-conforming use or does it constitute a use different in character, nature, and kind;

(c) Does the current use have a substantially different effect upon the neighborhood;

- 5-

(d) Is the current use a "drastic enlargement or extension" of the original non-conforming use." McKemy v. Baltimore County, Md., Supra.

break in the continued nature of the nonconforming use to warrant denial

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County this Of March, 1991, that the Petition for Special Hearing to approve the nonconforming use of commercial parking in a residential zone in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

> 1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

> > - 6-

Zoning Commissioner for Baltimore County

JRH:bjs

Zoning Commissioner Office of Planning and Zoning 111 West Chesapeake Avenue Towson, MD 21204 William T. Russell, Jr., Esquire 300 Jefferson Building Towson, Maryland 21204 RE: PETITION FOR SPECIAL HEARING NE/Corner Cromwell Bridge Road and Loch Raven Drive (2260 Cromwell Bridge Road) 9th Election District - 6th Councilmanic District Ronald Sanders - Petitioner Case No. 91-256-SPH Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order. In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within

Baltimore County Government

thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391. Very truly yours,

J. ROBERT HAINES Zoning Commissioner for Baltimore County

cc: People's Counsel

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore Zoning Commissioner of Baltimore County,

AUSTLAULE FOR HESTERS MOH./1523./ A - ETA 1.3 MATTS

Contract Purchaser

City and State

300 VAFFERBON

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(Type or Print Name)

estricted leasth of hearing

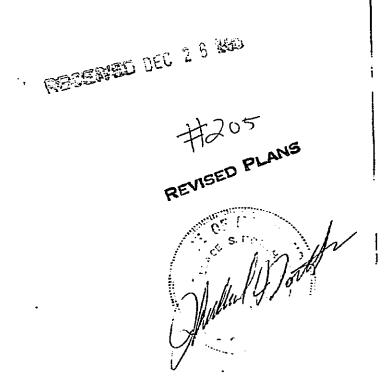
91-256-SPH

Zoning Description Sanders Corner

th.W. Corner of Loch Raven Rd. & Cromwell Bridge Rd.)

Parcel I

beginning at a point being also the beginning of a center line of the 30 ft wide right of way, described in the land records of Baito. Co. Liper #998 and Folio #491 thence running N 55 15 W 15.25 thence N 55 15 E 130.12 thence N 55 32' E 103.53' thence, N 44 24' E 15' thence, N 21 07' E 15' thence. N 18 21' W 10' thence. N 40 19' W 10' thence, N 59 59 W 15' thence, N 75 29' W 20' thence, N 78 01' W 15' thence, N 72 30' W 15' thence, N 69 17' W 15' thence, N 68 50' W 15' thence, N 62 30' W 15' thence, N 58 35. W 15. thence, il 58 08' W 15' to the point of beginning. Containing .913 acres and located in the 9th election aistrict.



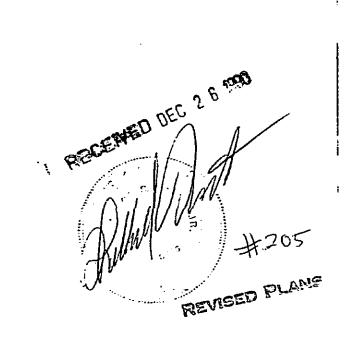
91-256-SPH

Zoning Description

Parcel II Ch.E. Corner of Loon Raven Rd. & Cromwell Bag. Rd.)

Sanders Corner

Beginning at a point in the centerline of Loch Raven Ra. at the northeast corner of Cromwell Bridge Rd. thence running 5 84 28' E 50' thence N 67 47' E 153 thence N 20 00 W 92.00 thence S 68 31 W 95.00' thence N 35 39' W 59.00° thence N 21 33° W 38.14° thence S 64 32° W 42.30° thence S 83 16'W 237.70' thence S 41 11' E 88.40' thence \$ 51 58' E 60' thence \$ 72 21' E 100.00' thence \$ 73 56' E. 50.00° to the point of beginning. Containing 1.20 acres and located in the 9th election district.



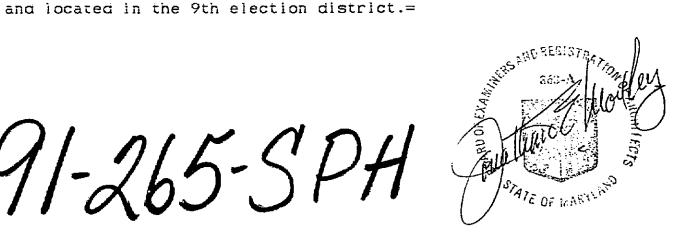
Zoning Description

Sanders' Corner Parking Lot

Liber 7355 Folio 001

Beginning at a point in the centerline of Loch Raven Road at the northeast corner of Cromwell Bridge Road thence running S 84° 28'E 50' thence N 67° 47'E 153' thence N 20" 00' W 82.00 thence S 68° 31' W 95.00' thence N 35° 39'W 59.00' thence N 21° 33' W 38.14' thence S 64° 32' W 42.30' thence S 83° 16' W 237.70' thence S 41° 11' E 88.40' thence S 51° 58' E 60' thence S 72° 21' E 100.00' thence S 73° 56'

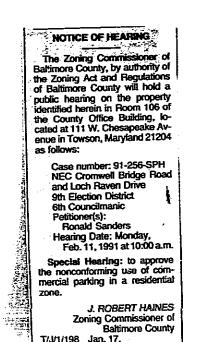
E 50.00° to the point of beginning.Containing 1.20 acres ±



91-256-514

NEC/ Crom Wall Bridg. Rd. + Joch Rodon Dride no Focing Intersoction of Cromwell Bridge Rolf Lock

CERTIFICATE OF PUBLICATION



THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ______ successive weeks, the first publication appearing on $\frac{1-17}{19}$, 19 $\frac{11}{11}$

\$ 78.67

CERTIFICATE OF PUBLICATION

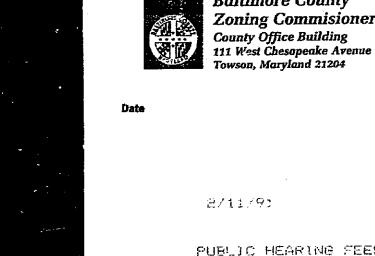
THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive weeks, the first publication appearing on

THE JEFFERSONIAN,

5. Zefe Olima Publisher

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson. Maryland 21204 Account: 9-001-6150 Number Item 205 多。2. **2.20**00年7月日 Please Make Checks Payable To: Baitimore County



2/11/90 PUBLIC HEARING FEES OBO --POSTING SIGNS / ADVERTISING 1 X \$103.67 TOTAL: \$103.67 LAST NAME OF DWNER: SANDERS

Please Make Checks Payable To: Baltimore GLARA#0081#10HRC County BA CO11/17AH02-11-91

receip/

91-256 M9100678 👯

cc: William T. Russell, Jr., Esq.

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

DATE: 1/29/97

Ronald Sanders 503 Stoneleigh Road Baltimore, Maryland 21212

Case Number: 91-256-SPA NEC Cromwell Bridge Road and Loch Raven Drive
9th Election District - 6th Councilmanic
Petitioner(s): Ronald Sanders HEARING: MONDAY, FEBRUARY 11, 1991 at 10:00 a.m.

Dear Petitioner(s):

Please be advised that $\frac{103.67}{}$ is due for advertising and posting of the above captioned property THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Pobert House

BALTIMORE COUNTY, MARYLAND

ZONING COMMISSIONER

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue

Towson, MD 21204

NOTICE OF HEARING

The Zoning Commissioner of Ealtimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-256-SPH NEC Cromwell Bridge Road and Loch Raven Drive 9th Election District - 6th Councilmanic

Petitioner(s): Ronald Sanders HEARING: MONDAY, FEBRUARY 11, 1991 at 10:00 a.m.

Special Hearing to approve the nonconforming use of commercial parking in a residential zone.

J. Robert flaires

Baltimore County

cc: Ronald Sanders William T. Russell, Jr., Esq.

HP100205 PUBLIC HEARING FEES 040 -SPECIAL HEARING (OTHER) LAST MAME OF OWNER: SANDERS

D4AD4#0063MICHRC BA CO1D:O4AM11-15-90

as follows:

Case number: 91-256-SPH
NEC Cromwell Bridge Road
and Loch Raven Drive
9th Election District
6th Councilmanic
Petitioner(s):
Ronald Sanders
Hearing Date: Monday,
Feb. 11, 1991 at 10:00 a.m.

Special Hearing: to approve
the nonconforming use of commercial parking in a residential
zone.

Baltimore County

Zoning Commissioner

RE: Item No. 205, Case No. 91-256-SPH Petitioner: Ronald Sanders Petition for Special Hearing

January 29, 1991

Dear Mr. Rossell:

Towson, MD 21204

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

Enclosures

cc: Mr. Ronald Sanders 503 Stoneleigh Road Baltimore, MD 21212

> Baltimore County Government
> Department of Public Works Bureau of Traffic Engineering

401 Bosley Avenue Suite 405 Towson, MD 21204

Fax 887-5784

887-3554

December 10, 1990

ZAC December 11, 1990

9th Election District

6th Councilmanic District

Ronald Sanders

1.20 acres

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Item #205 Property Owner: Location:

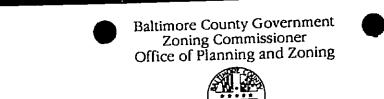
N.E. corner Cromwell Bridge Road & Loch Raven Drive Special Hearing to approve Existing Zoning: Proposed Zoning: the nonconforming use of commercial parking in a residential zone.

District:

Dear Mr. Haines: Please see the C.R.G. comments for this site.

> Very truly yours, Michael S. Flanigan Traffic Engineer Associate II

MSF/lab



111 West Chesapeake Avenue Towson, MD 21204

Zoning Commissioner

County Office Building

Office of Planning and Zoning

887-3353

Your petition has been received and accepted for filing this 12th day of December, 1990.

> ROBERT HAINES ZONING COMMISSIONER

Petitioner: Ronald Sanders Petitioner's Attorney: William T. Rossell

BALTIERE COUNTY DEPARTMENT OF ENVIRONMENTAL

Towson, Maryland 21204 Zoning Item # 205, Zoning Advisory Committee Meeting of Necember 11, 1990

Property Owner: Ronald Sanders Location: NEC Cronwell Bridge Rd. + Loch Roven Dr. Water Supply: private Sewage Disposal: metro

COMMENTS ARE AS FOLLOWS:

(Prior to approval of a Building Permit for construction, removation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval. () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality

Management, 887-3775, to obtain requirements for such installation(s) before work begins.

() A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere. () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation

which has a total cooking surface area of five (5) square feet or more.

Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and severage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315. () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations

For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.

() Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestoes, 887-3775.

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandorment, owner must contact the Division of Waste Management at 887-3745.

() Soil percolation tests, have been ____, must be ____, conducted.

() The results are valid until

() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.

(). Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test

and approval of Building Permit Applications. () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacterio-

logical and chemical water samples. () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management

at 887-3980. () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

____MANACEMENT___



Richard H. Trainor Secretary Hal Kassoff Administrator

November 29, 1990

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204 Att: James Dyer

Re: Baltimore County Ronald Sanders Property Zoning meeting 12/11/90 N/S Cromwell Bridge Road MD 567 at Loch Raven Drive Item #205

We have reviewed the submittal for Sander's Store and offer the following comment:

The plan must be revised to show construction of concrete curb and gutter as shown on the enclosed revised plan.

Also, there is an existing utility pole along the frontage of this property. This pole must be shown on the plan so we can determine how we can construct the curb around it.

It is requested this plan be revised prior to a hearing date being set.

If you have any questions, please contact Larry Brocato (333-1350).

Engineering Access Permits

attachment

Baltimore County

Fire Department

(301) 887-4500

Paul H. Reincke

J. Robert Haines

Towson, MD 21204

Zoning Commissioner

RE: Property Owner:

Location:

Item No.:

Gentlemen:

JK/KEK

700 East Joppa Road, Suite 901

Office of Planning and Zoning

Baltimore County Office Building

Towson, Maryland 21204-5500

cc: Ronald Sanders w/att Mr. J. Ogle



ZONING OFFICE

My telephone number is (301)____333-1350 Teletypewriter for impaired Hearing or Speech 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free 707 North Calvert St., Baltimore, Maryland 21203-0717

DECEMBER 3, 1990

NEC CROMWELL BRIDGE ROAD AND LOCH

Zoning Agenda: DECEMBER 11, 1990

RONALD SANDERS

Pursuant to your request, the referenced property has been surveyed by

this Bureau and the comments below are applicable and required to be

corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site

shall comply with all applicable requirements of the National Fire

REVIEWER: At Joseph 12-3-90 Approved Approved Fire Prevention Bureau Special Inspection Division

Protection Association Standard No. 101 "Life Safety Code", 1988

edition prior to occupancy. CHAPTERS 8, 9, 19

RAVEN DRIVE

BALTIMORE COUNTY. MARYLAND INTER-OFFICE CORRESPONDENCE



J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

December 4, 1990

CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

ZONING ITEM #: 205 SUBJECT: PROPERTY OWNER: Ronald Sanders

LOCATION: NEC Cromwell Bridge Road & Loch Raven Dr.

ELECTION DISTRICT: 9th COUNCILMANIC DISTRICT: 6th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE

() PROPOSED SITE PLAN DOES, DOES NOT. COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE

HANDICAPPED. () RAMPS (degree slope) () PARKING LOCATION

() NUMBER PARKING SPACES () BUILDING ACCESS

() CURB CUTS () SIGNAGE

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE. A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN.

SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED. () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING

USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

(X) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE). Show FLOOD PLAIN

(X) OTHER - SEE ATTACHED COPY

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88

Dennis F. Rasmussen

DATE: January 22, 1991

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines Zoning Commissioner

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Ronald Sanders, Item No. 205

The petitioner requests a Special Hearing to approve the non-conforming use of commercial parking in a residential zone.

In reference to the applicant's request, staff offers the following comments:

- The Planning Board has approved a waiver for process and plan.

- In the opinion of this office, the entrance to the parking lot is very close to Cromwell Bridge Road. Therefore, Traffic Engineering should provide information regarding the safety aspect of the entrance.

Prior to final approval of this requests the petitioner shall file a landscape plan with the deputy director of the Office of Planning and Zoning.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm ITEM205/ZAC1

-- SECTION: 518.0 -- CONSTRUCTION IN AREAS_SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEHATERS: Whenever building or additions are constructed in areas subject to inundation by tidewaters, the building's lowest floor (including busiement) small be not lower than one (1) foot above the 100-year flood passence, shall be the lower than one (i) look elevation, as established by the U.S. Army Corps of Engineers or the Federal elevation, as established by the u.s. namy total of anytheess of the federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to

Areas beneath buildings will not be considered as basements if Clope damage. headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open-

Exception: Residential Storage Buildings 300 square feet or less.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corp of Engineers or the Federal Flood Insurance Study, whichever is more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the

3. New or replacement utility systems, including but not limited improvements of any property. to water supply, sanitary sawage, electric gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and gischardes grow the sharement into group waters, and redains ou-sits wasts writings or ending the theorems into the phases and disposal systems to be located so as to avoid impairment of them or

contamination from them during flooding. 516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN

1. No structures or additions shall be within the 100-year flood THE 100 YEAR FLOOD PLAIN: plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future

development of the watershed area. Exception: Buildings in areas designated as "FRINGE" areas by the

2. Reconstruction of residential dwelling units shall be governed Department of Public Works. by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: January 14, 1991 FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for January 16, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 205 revised, 261, and 263

For 91-94 SPH (Rock Church), the previous County Review Group comments are applicable.

For Item 264, a County Review Group Meeting is required.

Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND

NE 12D

INTER-OFFICE CORRESPONDENCE

Mr. Wirth / SWM Mr. Powell / EIRS

Mr. Pilson / W&S Mr. Flowers / CBCA

Mr. Fisher / Planning

Mr. Richards / Zoning / Mr. Bowling / DED

Mr. Famili / Traffic Mr. Weiss / Sanitation Mr. Beaumont / Land Acq

Ms. Lutz / House Nos. Capt. Kelly / Fire Dept

Mr. Kincer / Rec.&Parks

Mr. Brocato / SHA Ms. Killian / Assessments

Mr. Butcher / C&P

Susan Wimblev Bureau of Public Services

District: 9C6 Project Name: Sanders Store Project No.: 90434 Engineer : Moxley

Phone No.: 825-6680

W# 90-230 ACTION REQUESTED: CRG Plan Review (Meeting Waived) :XX

Minor Subdivision Review

CRG Plan Refinement Review CRG Non-Material Amendment Review CRG Plan Approval Extension Review: Panhandle Minor CRG Plan Review

Please review the attached plan for compliance with current regulations and return comments to our office by 11/21/90? If you have no comments or do not need to review this plan, please indicate by placing your initials here ____.

Thank you for your attention to our request

cc: File

SANDERS STORE W-90-230

C.R.G. Waiver Plan & Zoning Petition #205 Comments Plan Date: 10/23/90

Comments Due: 11/21/90 Comments Date: 11/26/90

91-256-5PH

Public Zoning Hearing and Zoning Issues -- On 11/15/90, a public hearing was filed in the Zoning Office for Ronald Sanders under item #205 for Parcel II (1.20 acres) to approve a non-conforming parking lot in a residential zone. This request only addresses one of the zoning issues that must be resolved prior to zoning approval. Since only a portion of the 0.91 acre (adjacent) Parcel I is zoned B.L. all commercial uses zoned residential must also be addressed on the C.R.G. and zoning hearing plans and zoning petition. The zoning description does not agree with the plan metes and bounds and R.T.A. Policy BM-27, F.A.R., 1"=200' accurate scale vicinity map, all zone lines, Section 409.8.B, and other plan requirements must be addressed prior to zoning petition processing, C.R.G., and final zoning approval.

Zoning Use Area -- Comply clearly with all provisions of Zoning Policy BM-27 (attached). If Parcel #1 is not contiguous with Parcel #2, then Parcel #1 must be supported by its separate square foot area (see the following density/area note). The residential use must have a minimum area of 40,000 square feet per S.1B02.3.C1 for D.R.-1 zones. According to the plan, Parcel #1 is either .913 or .9117 acres (correct the calculations to agree). The residential use must be supported on its own land area, regardless of the zoning, prior to zoning approval of any commercial expansion. (See Section 102.2, B.C.Z.R.)

Density/Area -- Provide accurate gross and net area calculations in compliance with the following: Net Area = the entire overall tract/ownership area (excluding any existing public street right-of-ways; Gross Area = the net area plus 1/2 of the tract boundary street right-of-way that the property is not denied access to, up to a maximum of 30 feet (see zoning policy RSD-3). Use the gross area in the density calculation, clearly indicating the

source of the additional calculated area over and above the net area. Note on the plan under the density calculation: "THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT BY THE OWNERSHIP SHOWN SINCE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE USES".

W-90-230 PAGE 2

91-256-5PH

Parking -- Zoning records do not indicate any prior zoning hearings for this All parking as shown is located in a residential D.R.-1 zone. If a use permit for this parking has been issued, document clearly on the plan the date issued, by whom and any file numbers. If the parking is nonconforming, then a public hearing will be required to determine the legality of the nonconforming use, the maximum expansion allowed per S.104 (B.C.Z.R.) and what portion of the site must comply with current S.409 (B.C.Z.R.). The required number of parking spaces must be provided and the calculations corrected on the plan. Any deficiencies should also be clearly shown in this area and have a variance hearing to be permitted. Alternatively if nonconforming status is not established, a use permit/special hearing must be granted to permit business or industrial parking in a residential zone as required per S.409.8.B (B.C.Z.R.) and subject to, but not necessarily limited to, all requirements of S.1B01.B (B.C.Z.R.). Compliance with these sections must be shown on future plans unless nonconforming use approval is established.

R.T.A. __ Conflicts with the R.T.A. regulations cannot be resolved via a zoning hearing, these particular comments must be resolved prior to C.R.G. approval and zoning hearing.

R.T.A. -- Include on the plan and clearly label all off-site sources of R.T.A. on-site, including all dwellings and small lots of record less than 2 acres. All off-site buildings within 300 feet of a proposed unlike use must be labeled with the existing use. Dwellings must be labeled "existing dwelling" and all vacant lots must include the acreage. All lot and deed divisional lines that adjoin or are across street from the subject property must be shown clearly. The most restrictive R.T.A. arcs must be labeled with the required and applicable 300' or 250' R.T.A. radius dimensions and included on the plan print. Clearly and conspicuously note on the plan: "ALL OFF-SITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 2 ACRES) THAT CREATE A R.T.A. ON-SITE ARE SHOWN WITH THE REQUIRED 300 FEET AND 250 FEET ARCS". Clearly label and dimension 75 ft. R.T.A. setbacks, and 75 ft. R.T.A. parking buffers. Provide and designate on the plan print the required and applicable R.T.A. buffers with a conspicuous bold line around the boundary and remove all other uses, drives, and parking, buildings from the required R.T.A. buffer areas. Remove any proposed private yard space from the required R.T.A. planted buffers. Note on buildings or other uses to be removed from the R.T.A. buffer area that the area will be replanted in accordance with the landscape manual. The R.T.A. buffer cannot include an existing or proposed private or public street R/W, road widening, or required traffic sight line areas and it must be designated open space.

W-90-230

91-256-5PH

Signs -- Provide an engineering scale elevation on the plan of all existing and proposed free-standing signs clearly indicating the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with Sections 413.2 and .5 (B.C.Z.R.) and all zoning sign policies or a zoning variance is required.

IMPORTANT! Zoning approval is contingent first, upon all plan and petition comments being addressed on the C.R.G. and zoning hearing plan; and secondly, upon the final resolution of all comments, the outcome of the zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans. Revisions and corrections to the C.R.G. plan must be included in revised zoning hearing plans under Item #205 or it is possible that conflicting plans will affect the hearing outcome. To avoid costly delays and additional zoning hearings, the revised plans and corrected zoning petition must be filed immediately in this Office so that the processing may be completed. Call either of the undersigned at 887-3391 to schedule an expedited petition refiling appointment.

h tal its W. CARL RICHARDS, JR. ZONING COORDINATOR

JLL:scj

Attachment (Policy BM-27)

cc: Current Planning Zoning File - Item #205-Waiver File

BM-27 MIXED USES ON ONE PROPERTY

A. If mixed uses or like uses each with separate zoning requirements are proposed on one property, each separate use must be supported on its own land area. Residential density may be calculated on the overall acreage if both uses are residential and it is allowed in that zone.

B. If subdivision is not required, then the Zoning Department may require a line of division to be shown on the plat for zoning purposes only.

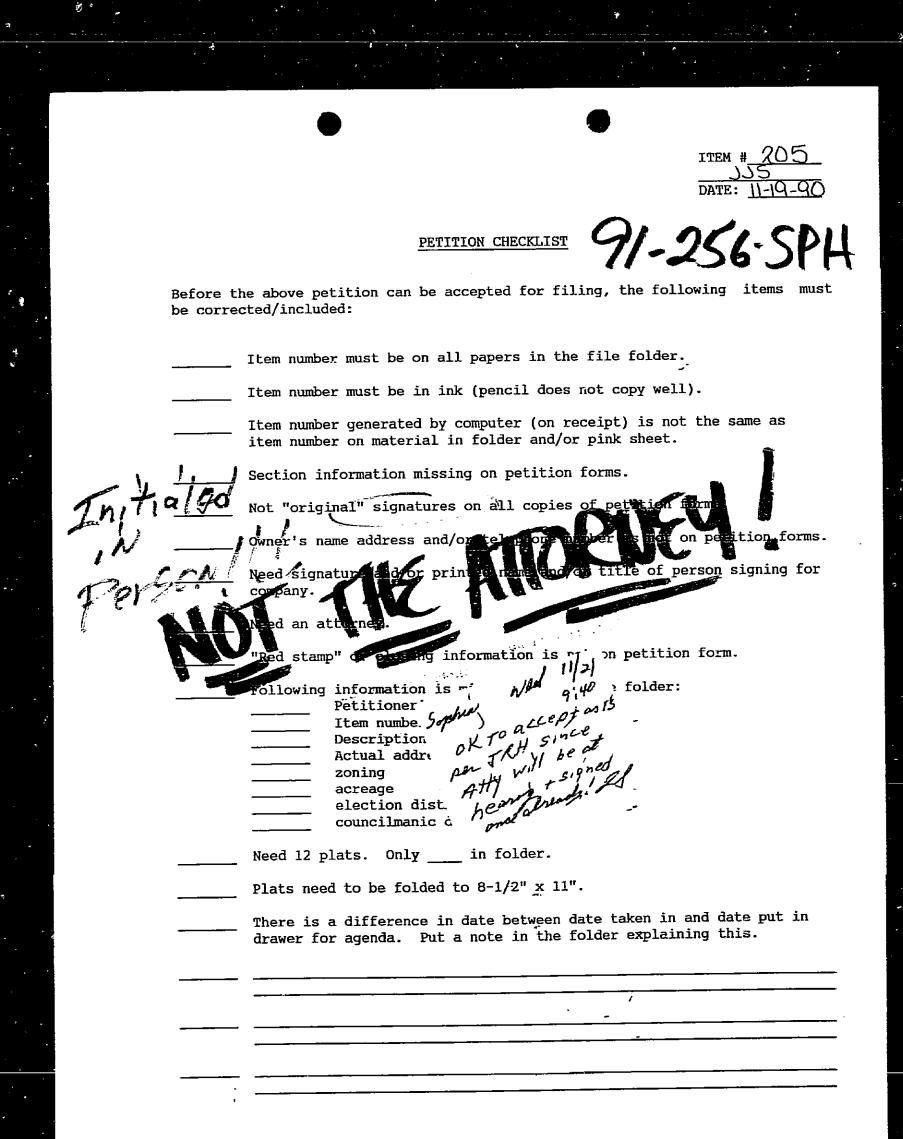
C. The separate parcels, as divided, must be able to support the uses located on them with respect to area, density, parking, and setbacks between buildings and to the property lines.

D. If the line of division becomes a lease line then it may be treated as a property line. (see policy S-9)

E. If a commercial use is proposed to be included on a property that is already improved with a residential use, then prior to zoning approval of the commercial use, the area required to support the residential use must be separated out of the overall tract, and the commercial use may only occupy that portion of the property remaining. The same method would be used if the commercial use was existing and the residential or another commercial use was proposed.

(also see RSD-4, S-18)

91-256-5PH



LAW OFFICES WILLIAM T. RUSSELL, JR. SUITE 300 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 (301) 828-4224

February 6, 1991

Mr. James E. Dyer Chairman Zoning Plans Advisory Committee 111 West Chesapeake Avenue Towson, MD 21204

Mr. Robert Haines, Zoning Commissioner

Drive. Hearing Date: February 11, 1991

Re: Sanders Parking Lot #91-256-SP8, Cromwell Bridge Road and Loch Raven

This letter concerns the request by Mr. Roland Sanders to obtain a non-

conforming use permit for a parking lot on the North-west corner of Loch Raven

I do not wish to interfere with the expansion plans of Mr. Sanders but

I feel it should be recorded that there is no basis in fact for non-conforming

As I understand, for non-conforming use to have legitimacy, the particu-

lar use had to have been in place when zoning was initiated in 1955; therefore,

space parking lot in 1955. As a longtime resident of Glen Arm I know this is

Mr. Sander's father, Mr. Lee Sanders did not even acquire the property

until the late 1950's - several years after zoning went into effect. Prior to

Mr. Sanders purchase and for many years after, this was a very small "Mom and

Pop" ice cream store. There was not only no need for auxillary parking - there was literally no land on which to park. After a roadside tavern burned to the ground in the 1920's extensive erosion occurred and after several decades there

according to the petition this parcel of land had to have been a 14 to 16

Drive and Cromwell Bridge Road, across from the Sanders Store.

Department of Planning and Zoning

County Court Building

Towson, Maryland 21204

Dear Mr. Haines,

simply not true.

Attn: Ms. Julie Winiorski

Re: Item No. 205, Case No. 91-256-SPH Ronald Sanders

Dear Mr. Dyer:

Thank you for your letter of January 29, 1991, enclosing comments from some members of your Committee. I believe that the issues raised therein have already been addressed by Mr. Sanders, whose plan has been approved (on 1/21/91) by CR6.

William T. Russell, Jr

26 Gunpowder Road

Glen Arm, Md. 21057

FEB 11 1991

ZONNG OFFICE

WTRJr/amt

FEB 7 1991

ZONING OFFICE

IO LIGHT STREET

BALTIMORE, MARYLAND 21202 101 DAY STREET EASTON, MARYLAND 21601

11350 RANDOM HILLS ROAD PAIRFAX, VIRGINIA 22030

MILES & STOCKBRIDGE 600 WASHINGTON AVENUE TOWSON, MARYLAND 21204 ---- TELEPHONE 301-821-6565 TELECOPIER 301-823-8123

LAW OFFICES

1701 PENNSYLVANIA AVENUE, N.W. WASHINGTON, D.G. 20008

December 31, 1990

HAND DELIVERY

The Honorable J. Robert Haines Zoning Commissioner Baltimore County Zoning Office 111 West Chesapeake Avenue Towson, Maryland 21204

30 WEST PATRICK STREET

FREDERICK, MARYLAND 21701

22 WEST JEFFERSON STREET

ROCKVILLE, MARYLAND 20850

ZONING OFFICE

Re: Petition for Zoning Variance of Rudolph W. Nechay, et al. Item No.: #165

Dear Commissioner Haines:

These offices represent Rudolph W. Nechay, et al., the legal owners of the property at 8919 Philadelphia Road, Baltimore County, Maryland. We have filed on their behalf a Petition for Zoning Variance, requesting certain variances as specified therein.

My clients are unable to commence construction until these variances have been granted. Accordingly, I am respectfully requesting, on behalf of my clients, that they be granted an early and expedited hearing with respect to this matter.

Many thanks for your cooperation.

KFS/clf

91-256-SPH

Sanders' Corner 2260 Cromwell Bridge Rd. Balto. Md. 21234 Dec. 16.1990

mr. Ropert Haines Zoning Commissioner Balto. Co.

Dear Mr. Haines:

I am writing to reaffirm my letter to you dated Nov. 16, 1990 where I asked if I might be given an early hearing for the Special Use Statues of my parking lot at Sanders' Corner or be allowed to start construction, but perhaps not occupy the addition until the Special Use Status has been grantec.

Upon talking with John Lewis, I was informed that the iot adjacent to the store also required the same status change. It is the purpose of this letter to inform you that I

have submitted the additional papers and filling fees and am now ready to proceed. I am again asking you to consider my origional request. My greatest concern now is that the bank which comitted the loan last March will, due to the present state of the economy, recinc the loan offer. I started this process in

February having no idea it would be this involved or this costly to add an 800 square foot addition to a building which already had the proper BL zoning to begin with. I feel if I am delayed much longer I will not be able to afford it. Inank you for your consideration.

RECUIVED Rondo Sanders
DEC 86 1900

ZONING OFFICE

Marian M. Dayhoff Notary Public My Commission Expires 5/92

Sworn, subscribed and acknowledged before me this 13th day of

December 1990 by William R. Winneberger.

I began working at the Loch Raven Water Shed property

in 1943 and worked 43 years until 1986. The parking lot next

exception that it has been resurfaced and lined. The parking

iot across Loch Raven Drive was also there in 1943. In 1956

about 10 or 15 % larger than it was. There were always two

turned our trucks around in there going in one entrance and

the lot, it looks very much the same now as it did in 1943.

William K Wunderfor

out the other. Other than the resurfacing and lining of

Mr. Sanders added some fill increasing the lot making it

exits into that lot as, with Mr. Sanders' permission, we

to Sanders store was there Just as it is now with the

To wnom it may concern:

Glen Arm Community Association, Inc.

January 23, 1991

Mr. Robert Haines Zoning Commissioner Baltimore, County, MD ZONING OFFICE

Re: Sanders Corner Store

Mr. Ron Sanders recently met with the Glen Arm Community Association at their annual meeting to present his plans for expansion for Sanders Corner Store. Although there was no vote taken at this meeting, there appeared to be no opposition to Mr. Sanders continuing with the current usage of his existing parking lots.

Sincerely. T. Michael Reier

Glen Arm Community Association

February 7, 1991

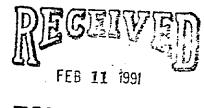
Mr. J. Robert Haines, Zoning Commissioner Office of Planning and Zoning County Courts Building Towson, Maryland 21204

Dear Mr. Haines:

Re: Sanders Store #91-256-SP8 Cromwell Bridge Road & Loch Raven Drive -Hearing Date 2/11/91

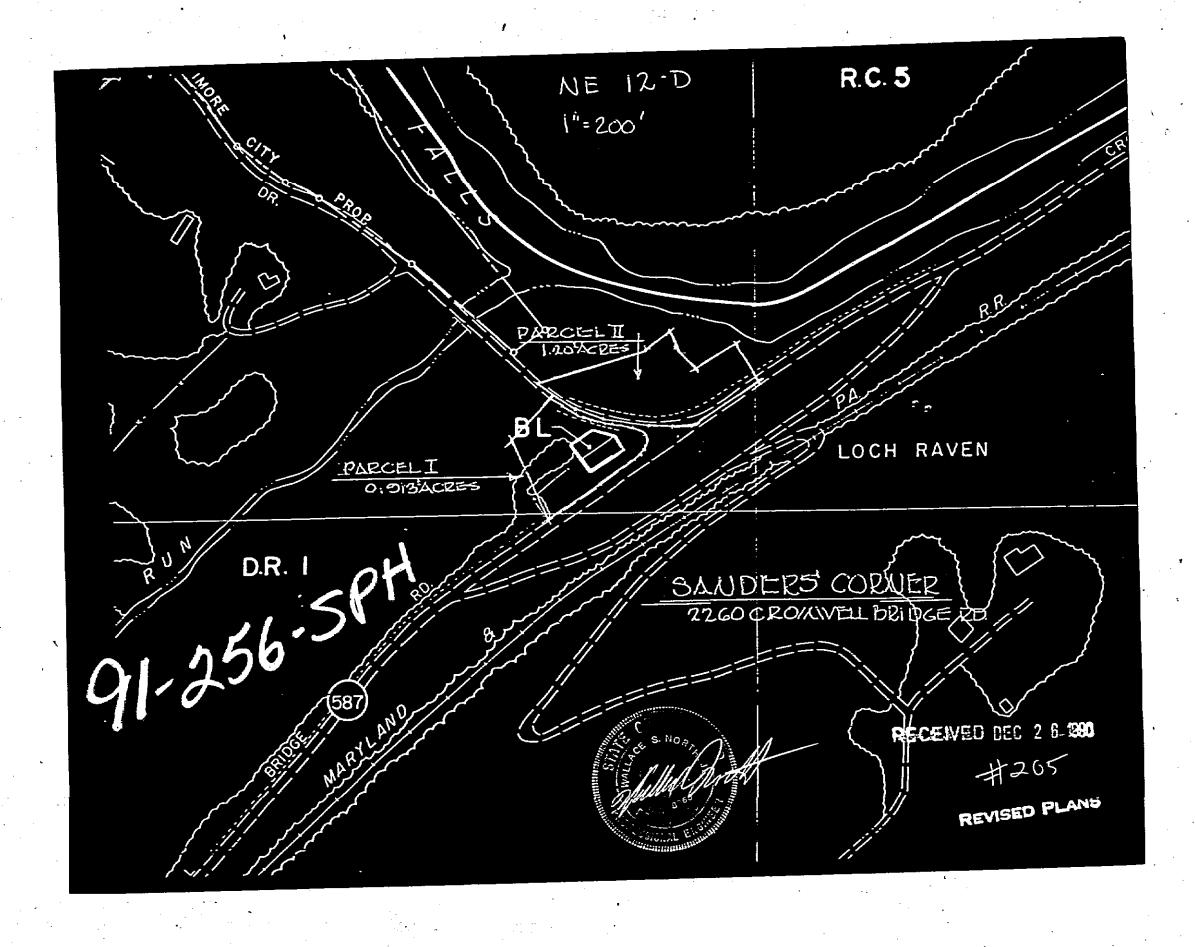
I am writing to you with regard to the request for parking in a non-conforming use at the intersection of the northwest side of Cromwell Bridge Road and Loch Raven Drive. This property was conveyed to Leigh Sanders and wife in the late 1950s by the Trustees of the Thomas R. Jenifer Estate, along with the store property on the southwest side of Cromwell Bridge and Loch Raven Drive. The portion upon which the store is situated was conveyed by survey made at the time. The portion upon which the parking lot in question was placed, was conveyed by deed from Baltimore County Bank to the Jenifer trustees in the 1930s. There was no new survey made for the Sanders conveyance. This parcel in question had frontage along a portion of Loch Raven Drive and ran along the west side of Cromwell Bridge Road and then continued in a westerly direction into the Gunpowder Falls. There was a small portion on a level with Loch Raven Drive.

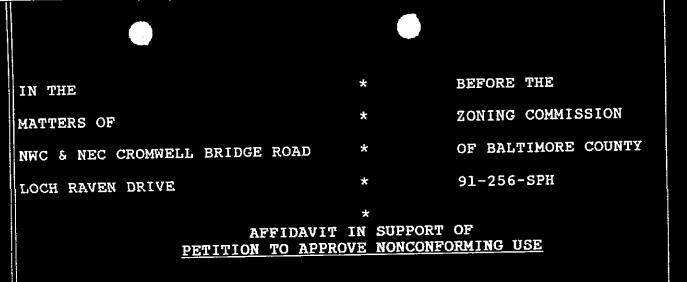
In the mid 1960s Mr. Leigh Sanders filled the ravine at the corner of Loch Raven Drive and Cromwell Bridge, hence increasing the use of the land. Prior to that time the only possibility to park there was to pull off to the side of the road. Beyond that there was a twenty foot drop-off into the Falls. I was in the store one day when Mr. Leigh Sanders was talking about the county complaining because he had filled without permission. He never blacktopped the area but allowed store employees to park there. The area was overgrown after a number of years although a few cars would pull onto the area.



ZONING OFFICE

SE PRINT CLEARLY PETITIONER(S)	SIGN-IN SHEET
J. Rolph Bridger	ADDRESS 11737 GLEN FRM RD, 11737 Glen Arm Rd. 1127 CONCORDIA DR. TOWSON, 2120

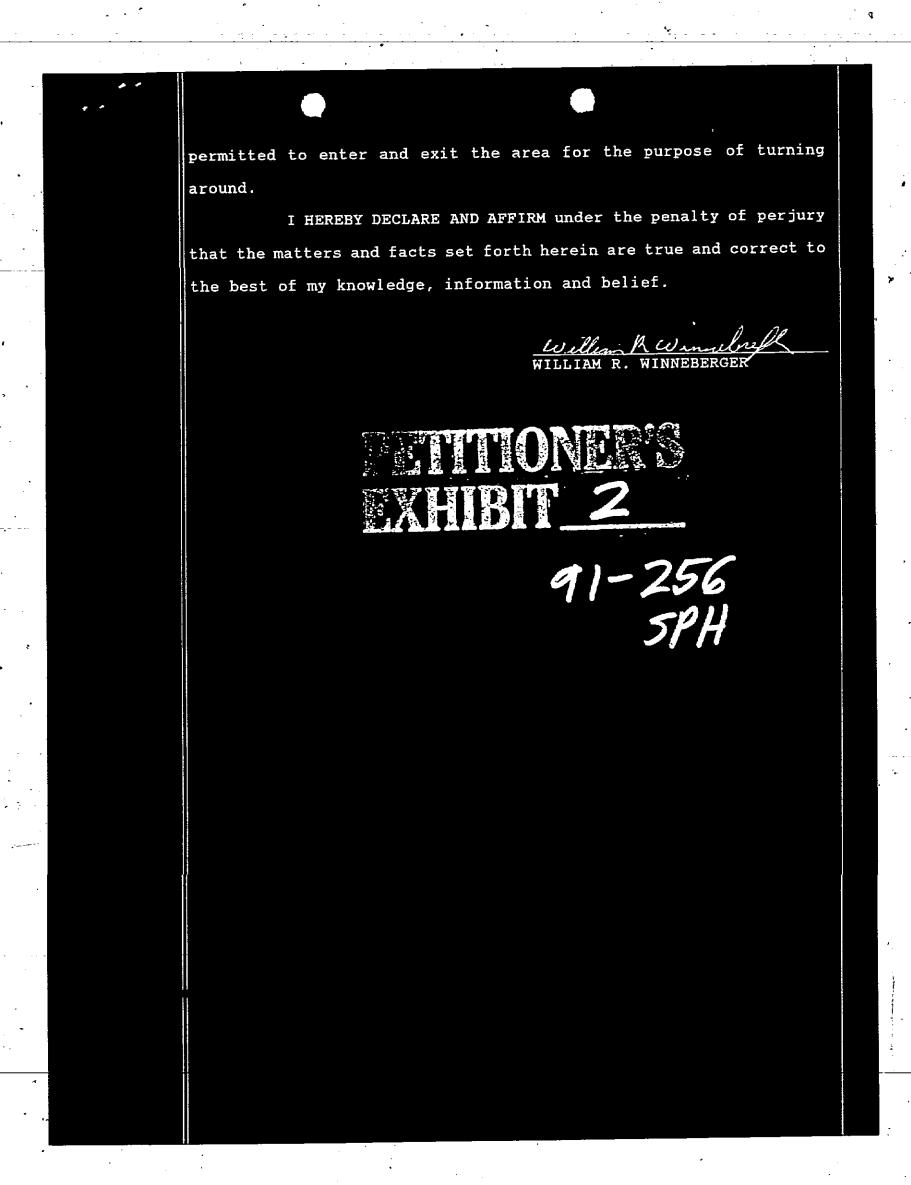


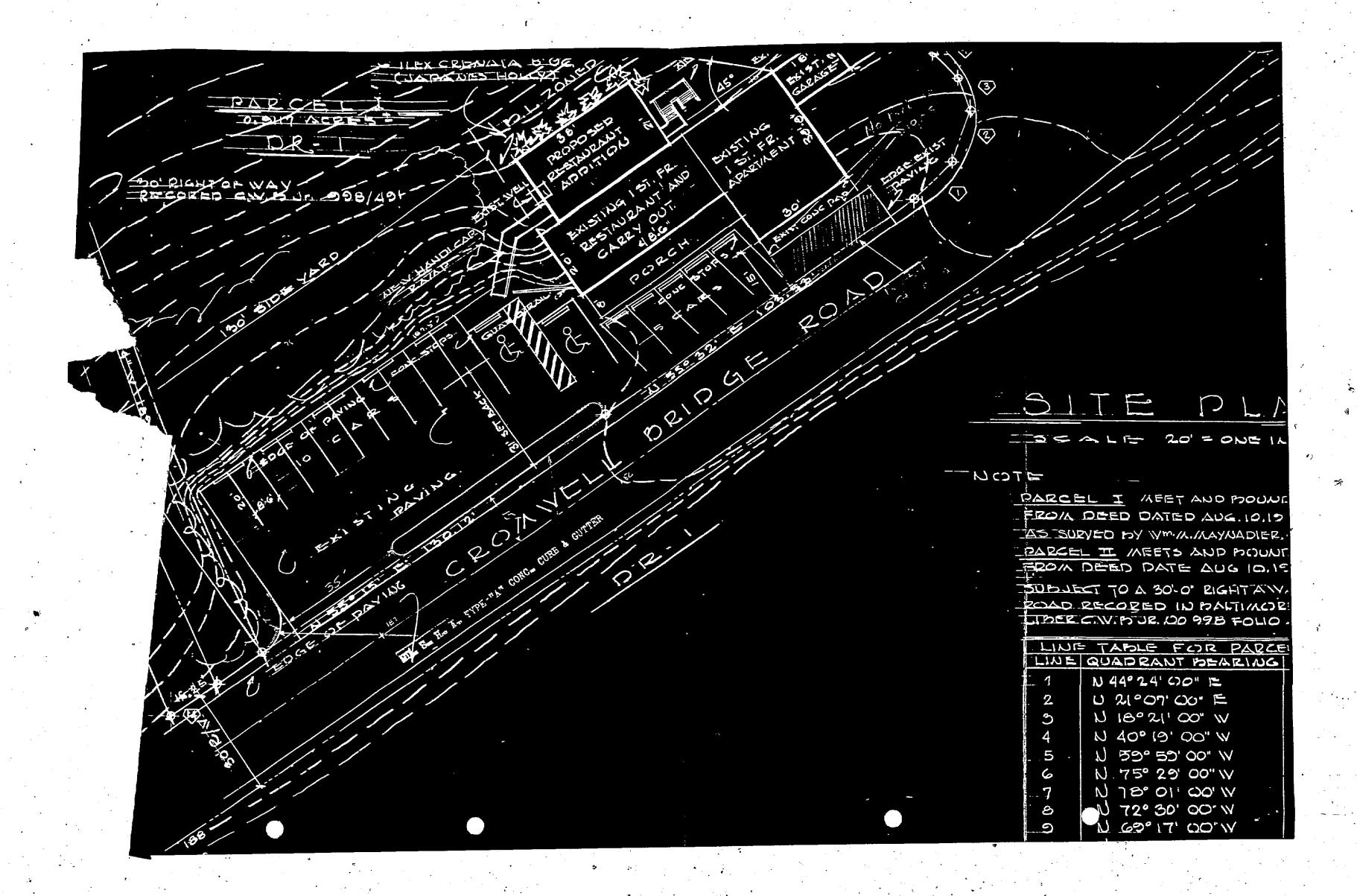


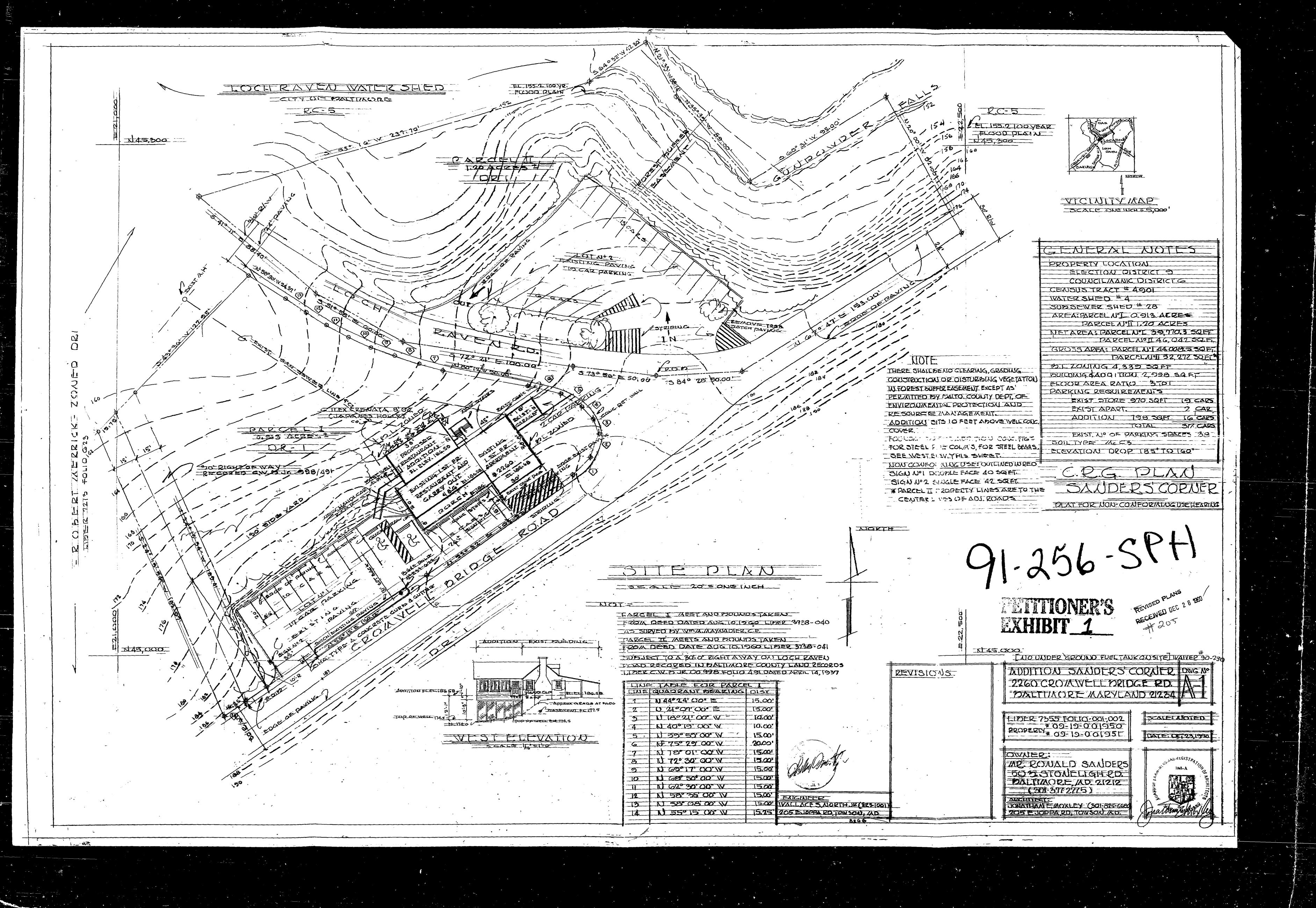
WILLIAM R. WINNEBERGER deposes and says that he is competent to be a witness and has personal knowledge of the matters and facts hereinafter set forth.

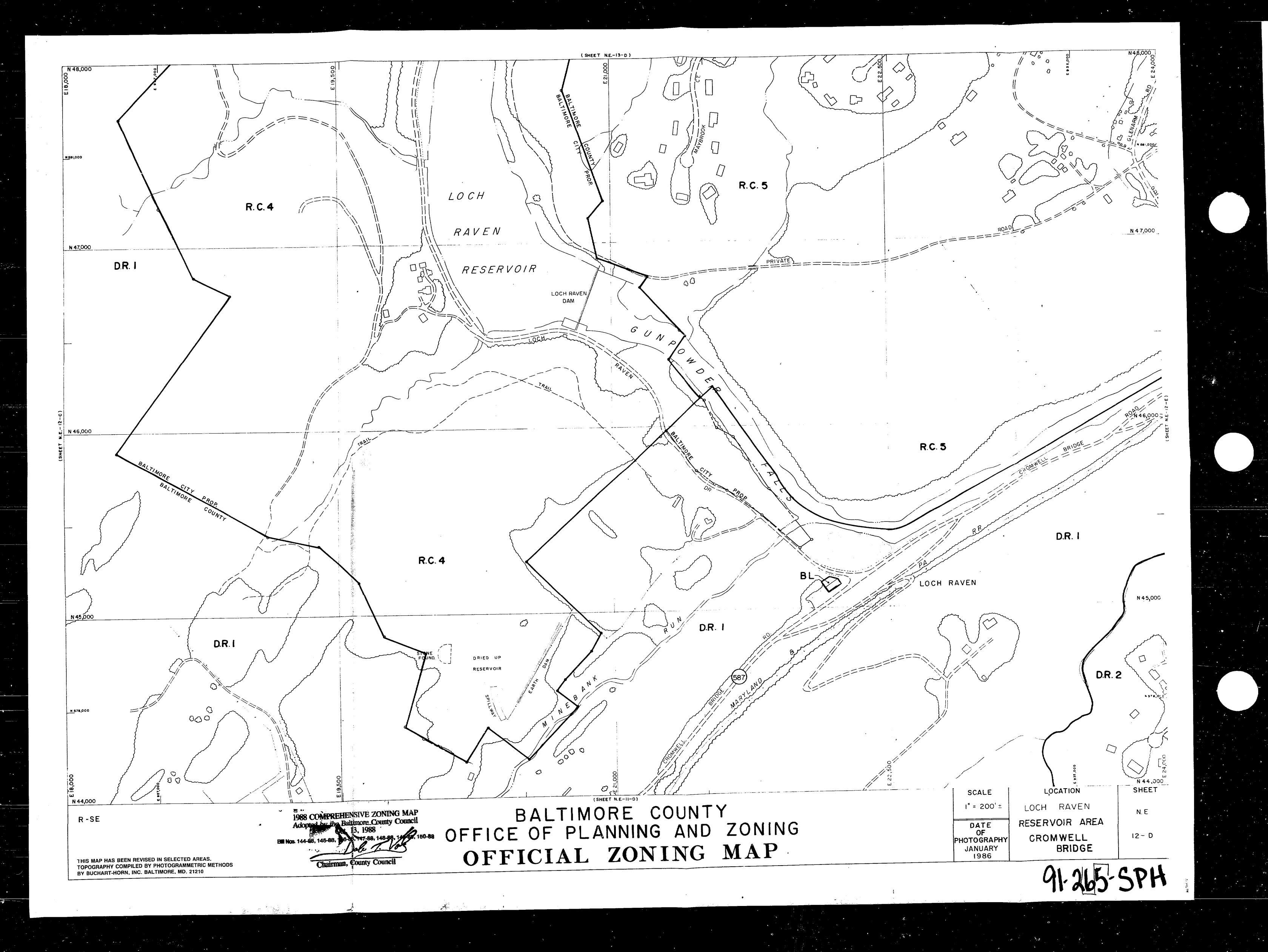
In 1943 I became employed by Baltimore City at its Loch Raven Watershed office located on Loch Raven Drive in the immediate vicinity of premises then occupied by Lake Drive-In and now by the Sanders store. From 1943 until 1986, I worked at that location continuously and without interruption and was never away from my work place during that period for any more than weeks months. The area comprising the parking lot adjacent to the store has not been increased, decreased or changed in any way during this period with the exception that it has been resurfaced and lined. The area comprising the parking lot on the northeast corner of Loch Raven Drive and Cromwell Bridge Road was increased by no more than 10%-15% by the addition of some fill in about 1956 but has not otherwise been changed in any way.

My observations of the store premises during the period 1943-1986 were accomplished by driving by this intersection on a regular, if not daily basis, patronizing the store, and the actual use of the lot on the northeast corner by our vehicles which were









668,8307 Helen Wolford. 11202 Glenderm Rd. Glencerm, Md. 31057 661-4005 MARIE M. HERMAN 11208 OLD CARRIAGE RD. GREN ARM, MD 21057 Lellian Jerifil 2200 (nomwell Bridge Ped. Bull. Md. - 21234 - 1420